



Higher Cargenwen Farm



Higher Cargenwen

Black Rock, Camborne, Cornwall TR14 9PA

Camborne 3 miles Helston 7 miles A30(T) 4 miles

A privately situated and quality country holding with two houses, extensive buildings, land and panoramic views

- Total About 8.38 Acres
- Beautifully Presented 3-Bedroom Farmhouse
- Delightful 2-Bedroom Second Dwelling
- Gardens
- Excellent Workshop/Agricultural Building
- Farm Buildings
- 5 Pasture Fields
- Private Driveway
- Freehold
- Council Tax Bands B and B

Guide Price £950,000

SITUATION

Higher Cargenwen Farm is situated at the hamlet of Black Rock in a private and commanding position.

THE FARMHOUSE

Having been the subject of a renovation and extension programme by the current owners, the Farmhouse is delightfully presented to the market and enjoys far-reaching views towards Penwith Peninsula, Carbis Bay and the sea in the distance along the north coast.

On the ground floor is an Entrance Hall Area which opens to a well-proportioned double aspect Living Room with sliding and patio doors to outside stone paved seating areas and off which is a Dining Room. Adjacent to the Dining Room is a wonderful vaulted double aspect Kitchen with range of matching Shaker style base and eye level units with stone worktops with upstand, single drainer sink unit with vegetable bowl and mixer tap, dishwasher, Rangemaster cooker with Calor gas rings and extractor hood over, larder cupboard, tray recess, freestanding refrigerator/freezer, island unit fitted with cupboards and polished stone worktop.

Also on the ground floor is a Side Hall and a useful Utility/Boot Room with, at the end, a Cloakroom.

On the first floor, is a Master Bedroom with full length windows to Juliet balcony taking in the distant views, spacious En Suite Shower Room with four-piece suite including walk-in shower, bidet, wc and vanity washbasin and Dressing Room; 2 Double Bedrooms; and, a Family Bathroom with panelled bath with shower and screen over, vanity washbasin and wc.



THE RETREAT

A detached second fully residential dwelling which is equally well-presented and offers fine single storey accommodation to suit dual living or a letting income.

The accommodation includes a tiled Entrance Hall which opens to an internal Hallway. Off is a fine vaulted Kitchen with radiator and extensive range of matching Shaker style base and eye level kitchen units with polished granite worktop surfaces, ceramic single drainer sink unit with vegetable bowl and mixer tap, Rangemaster cooker with Calor gas rings and extractor hood over, dishwasher and matching island unit with display cupboard. This is a fine vaulted room with exposed ceiling timbers, double aspect and solid wood floor which opens to a well-proportioned vaulted Living Room with wide glazed doors to an outside paved Seating Area to a private lawn Garden.

There is a Utility Room, a vaulted Main Bedroom and a part vaulted second Bedroom, Both bedrooms benefit from their own En Suite Shower Rooms.

THE FARMHOUSE GARDENS

Around the farmhouse are extensive stone paved walkways and seating areas enjoying the views, with beyond, lawn gardens to Cornish hedge borders with a variety of ornamental trees, shrubs, garden pond and flowerbeds. Within the garden is a polytunnel about 33' x 19 with earth floor and sprinklers and adjacent is a block Store Building with power and lighting and adjoining Open Store.

THE BUILDINGS

1. An Excellent steel framed, clear span Workshop/Agricultural Building with high eaves, two pairs of high roller doors, concrete floor, skylights and power and electricity.

2. A well-constructed multipurpose Agricultural Building.

THE LAND

The pasture land with the property is divided into five adjoining level pasture fields with Cornish hedge boundaries.

Within one of the fields is a block, timber and metal clad Shelter about 20'10 x 9'3 with internal part glazed stable style door to Feed Store about 9'6 x 7'6 with concrete floor.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

From the railway station in Camborne, go over the level crossing and drive up the hill towards Beacon and Troon. Drive through Beacon and onto Troon. Drive through Troon and about half a mile after leaving the village, turn right towards Praze. Continue for just over a mile and at the 'T' junction turn right towards Praze. Drive for about 25 yards and turn right into Higher Cargenwen Farm.

SERVICES

Private bore hole water supply serving The Farmhouse, The Retreat, Buildings and water troughs. Mains electricity connected. Private drainage. Oil-fired central heating to The Farmhouse and The Retreat. Double-glazed. TV and telephone points to The Farmhouse and The Retreat. Broadband available. Photovoltaic Panels.



These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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